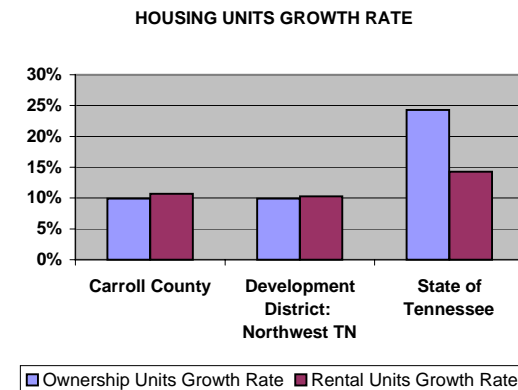
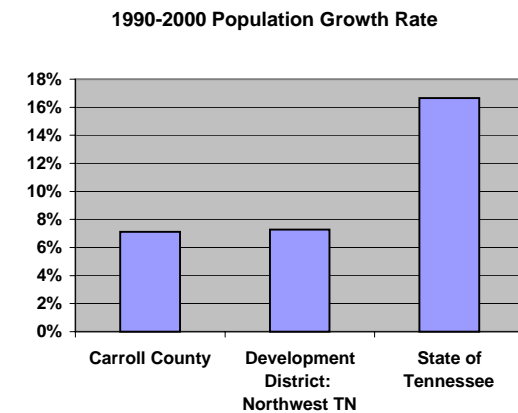


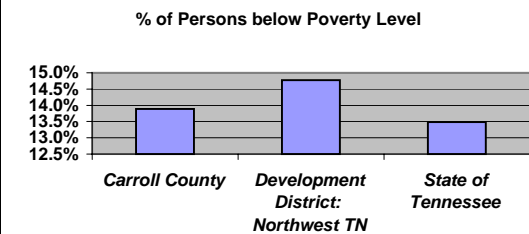
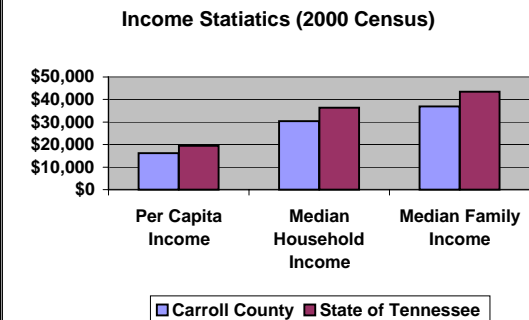
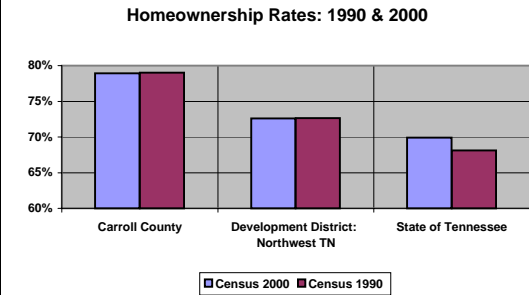
Population and Housing Market Profiles: Carroll County

	Carroll County	Development District: Northwest TN	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	29,475	252,389	5,689,283
<i>1990-2000 Population Growth Rate</i>	7.1%	7.3%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	3,176	31,395	953,349
<i>1990-2000 Growth Rate</i>	1.2%	8.9%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	95	1,293	73,505
<i>1990-2000 Growth Rate</i>	850.0%	133.0%	130.9%
Hispanic population			
<i>Census 2000</i>	386	3,748	123,838
<i>1990-2000 Growth Rate</i>	208.8%	287.6%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	9,296	73,140	1,561,363
<i>Ownership Units Growth Rate</i>	9.9%	9.9%	24.3%
<i>Owner Market Vacancy rates</i>	2.1	1.4 to 3.2	2.0
Rental Units			
<i>Census 2000</i>	2,483	27,613	671,542
<i>Rental Units Growth Rate</i>	10.7%	10.3%	14.3%
<i>Renter Market Vacancy rates</i>	10.7	8.1 to 13.9	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	31.7%	30.9%	25.4%
<i>Percent of units built after 1990</i>	18.1%	18.6%	23.5%



Population and Housing Market Profiles: Carroll County

	Carroll County	Development District: Northwest TN	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	78.9%	72.6%	69.9%
<i>Census 1990</i>	79.0%	72.7%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	68.0%	53.1%	50.5%
<i>Census 1990</i>	70.3%	54.8%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	90.0%	33.1%	50.3%
<i>Census 1990</i>	100.0%	31.0%	45.1%
Hispanic			
<i>Census 2000</i>	45.2%	36.3%	35.8%
<i>Census 1990</i>	75.0%	57.0%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$16,251	\$10,794 to \$17,409	\$19,393
<i>Median Household Income</i>	\$30,463	\$21,995 to \$32,788	\$36,360
<i>Median Family Income</i>	\$36,880	\$30,339 to \$40,533	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	61%	N/A	58%
<i>Median Household Income</i>	47%	N/A	47%
<i>Median Family Income</i>	47%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	3,982	35,940	746,789
<i>Families below Poverty Level</i>	915	7,964	160,717
<i>% of Persons below Poverty Level</i>	13.9%	14.8%	13.5%



Population and Housing Market Profiles: Carroll County

	Carroll County	Development District: Northwest TN	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$60,900	\$53,000 to \$75,800	\$93,000
<i>1990-00 increase in home value</i>	70.1%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	16.7%	17.6%	19.9%
<i>Owner-cost Over 36 percent of income</i>	12.5%	13.3%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$384	\$287 to \$424	\$505
<i>1990-00 increase in Gross Rent</i>	46.6%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	36.0%	34.4%	37.9%
<i>Gross Rent Over 36 percent of income</i>	29.0%	26.8%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	46	499	14,340
<i>Lacking complete kitchen facilities</i>	63	522	13,324
<i>Over crowding (over 1 person per room)</i>	267	2,327	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	39.4%	43.5%	52.1%
<i>Utility Gas</i>	43.0%	43.1%	36.0%
<i>Bottled or LP Gas</i>	12.9%	9.9%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	17.0%	18.3%	20.7%
<i>Moved into the unit in 1995 or later</i>	42.1%	44.6%	49.6%
<i>Moved into the unit in 1990 or later</i>	58.1%	60.4%	65.7%
Mobile Home Units (2000 Census)			
	2,591	18,369	268,876

